



**US Army Corps  
of Engineers**

Vicksburg District  
4155 Clay Street  
Vicksburg, MS 39183-3435  
www.mvk.usace.army.mil



# Public Notice

APPLICATION NO.:	KNG-MVK-2005-115
EVALUATOR:	Kaaren Geter
PHONE NO.:	(601) 631-5162
FAX NO.:	(601) 631-5459
E-MAIL:	regulatory@mvk02.usace.army.mil
DATE:	April 6, 2005
EXPIRATION DATE:	April 27, 2005

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Mississippi Department of Environmental Quality, Office of Environmental Services are considering an application for a Department of the Army permit and State water quality certification for the work described herein. Comments should be forwarded to the Vicksburg District, ATTN: CEMVK-OD-F, at the above address and the Mississippi Department of Environmental Quality, Office of Environmental Services, Post Office Box 10385, Jackson, Mississippi 39289-0385, and must reach these offices by the cited expiration date.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:  
Woodbridge Subdivision  
401 Northwind Drive  
Brandon, Mississippi 39047

Name of Agent:  
Jim Lewis  
401 Northwind Drive  
Brandon, Mississippi 39047

Location of Work: Sections 14 and 15, T7N-R3E, UTM 16 220439E 3594445N, within the Pearl River drainage basin, Rankin County, near Fannin, Mississippi.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for an after-the-fact Department of the Army permit to place fill material into wetlands and other waters of the United States associated with the construction of a residential development, associated lakes, airplane runways, and utilities. Upon completion the development would be comprised of single-family residences, two lakes, an associated dam, two airplane runways, access roads/streets, and utilities.

The proposed project site consists of approximately 410 acres of which approximately 0.3 acre was wetlands and 0.9 acre other waters of the United States. The wetland acreage consisted of three wetland areas each of which is approximately 0.1 acre. One of the wetland areas was a wetland drain located on the eastern side of the property. This acreage was maintained as open pasture. Two wetland areas were located in the northern central portion of the property. Species in these locations were *Quercus nigra*, *Liquidambar styraciflua*, *Ostrya virginiana*, *Ilex opaca*, *Fagus grandifolia*, *Quercus flacata*, *Carya glabra*, *Ligustrum sinense*, *Rubus betulifolius*, *Lonicara japonica*, *Liriodendron tulipifera*. The other waters located on the project site was an unnamed tributary to Mill Creek. It was approximately 3000 feet in length. The tributary flowed from south to north and was located in the center portion of the property.

The applicant placed fill material at the north end of the wetland areas in the northern central portion of the property. The fill material was used to create a dam which was used to create a lake and an airplane runway. The dam is approximately 780 feet long, 65 feet wide at the top, and 132 feet wide at the base. The runway is approximately 225 feet wide and runs from east to west along the northern portion of the property. The lake is 28 acres and encompasses the two northern wetlands and a large portion of the unnamed tributary. A box culvert (19'6" X 12'6") was placed under the road at the southern end of the lake. Two pipes (11'10" X 7'7") were placed under the dam at the northern central portion of the lake. The fill material was obtained from the excavated material at the site. Approximately 400,000 cubic yards of fill was used to create the dam/runway, other road structures, and to level on-site lots. Approximately 5,000 cubic yards of fill material was placed in the wetland areas of the site.

The wetland area to the east of the property had a cow pond at the south end of the drain. The applicant excavated material to create a 6 acre lake in this area.

The proposed subdivision would consist of 92 lots for single-family housing. The lots would range from approximately 1.7 acres to 9 acres. Only one house has been constructed on the project site at this time. Utilities for the project have not been installed. Two grass airplane runways have been constructed.

The runways are approximately 225 feet wide and one runs from east to west along the northern boarder of the property and the second runs north to south and runs along the eastern border of the property. The majority of the streets for the project have been constructed.

The mechanical clearing and placement of dredged and/or fill material in wetlands and other waters of the United States associated requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in Rankin County listed in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, the Corps archaeologists, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization

of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

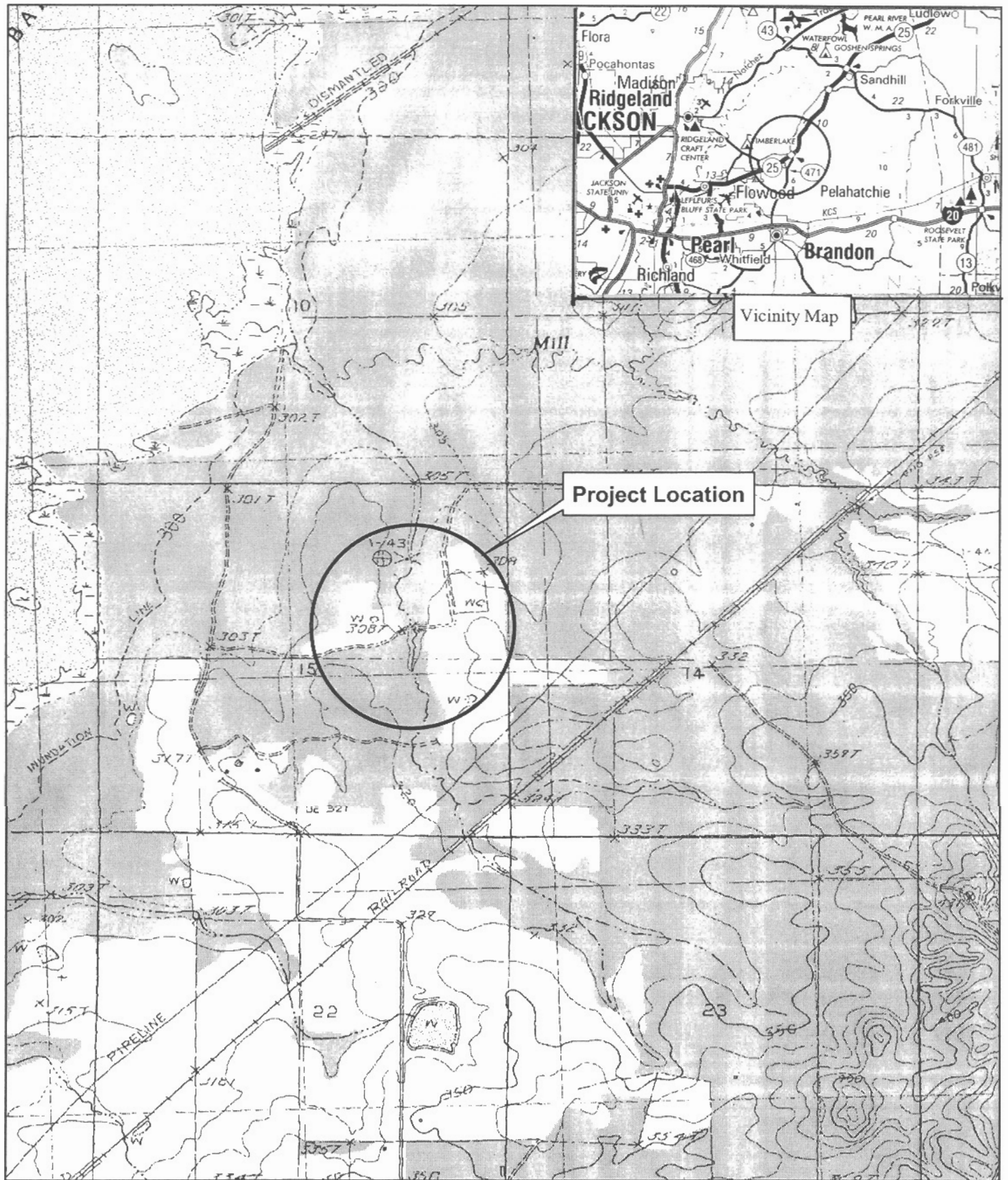
Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at <http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.

W. Harold Lee  
Team Leader  
Evaluation Section

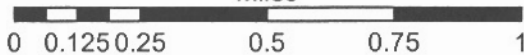


# WOODBIDGE



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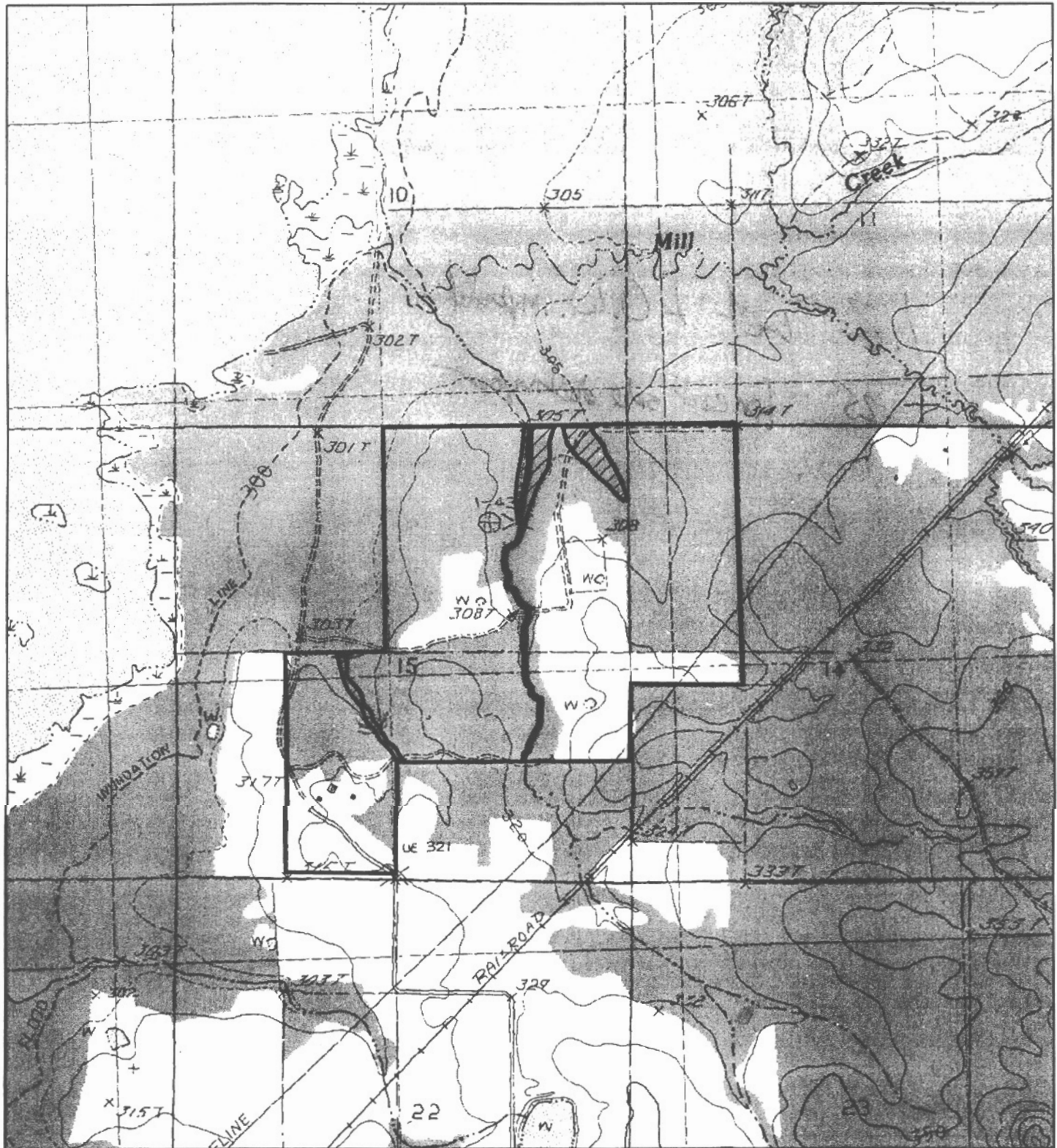





CEMVK-OD-FE KNG-MVK-2005-115

WOODBIDGE



# Woodbridge Subdivision

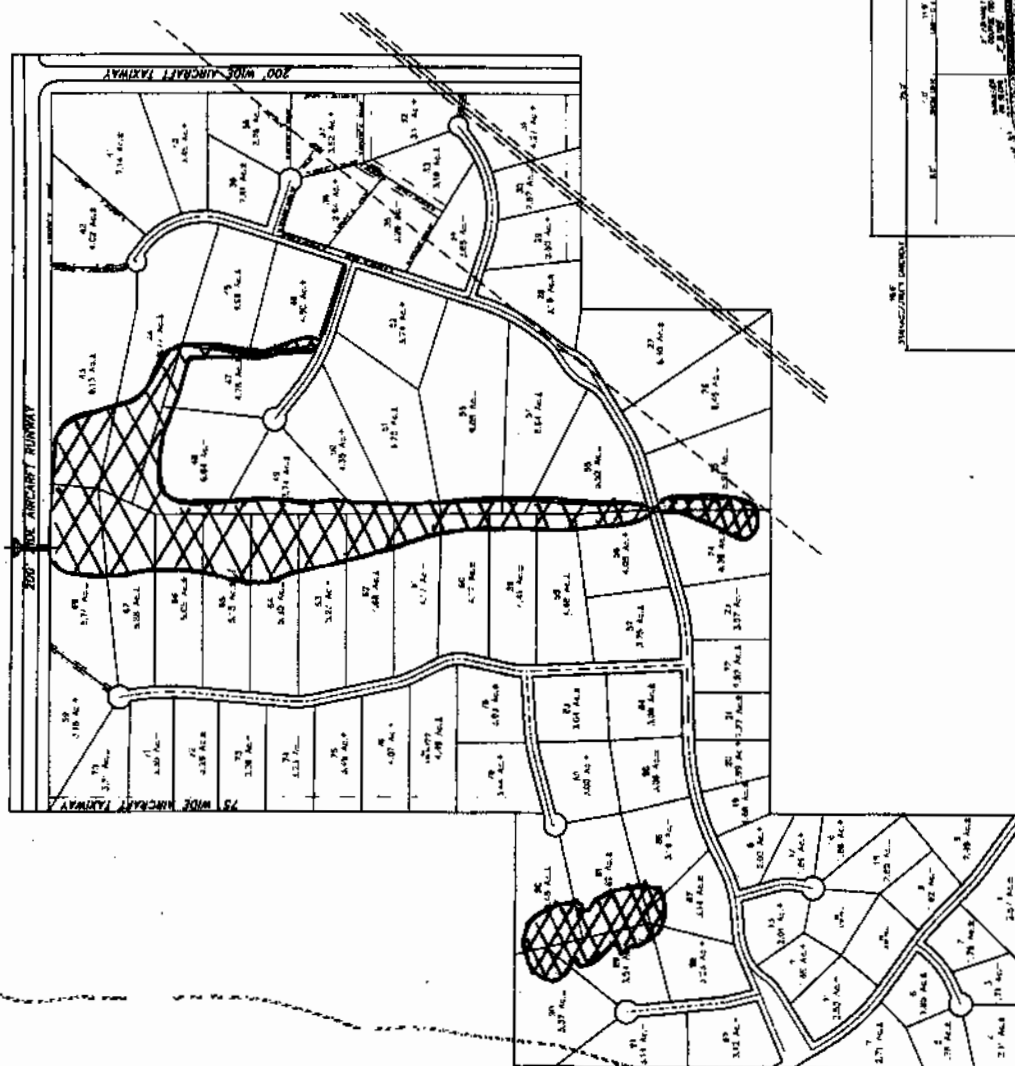
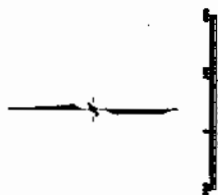


-  Project Site
-  Jurisdictional Wetlands
-  Jurisdictional Stream

0 1,250 2,500 5,000 Feet

Jeremy Clay, 2/28/2005, Approved  
Jurisdictional Determination  
1.2 acres of Jurisdictional Areas  
Impacted





TYPICAL ROADWAY SECTION

NY 10013

MC-75-662 : 001 177936a 17-0-0 OMAHAW, ID, IN  
 DATE : 12 12 78 1779 12 000000  
 207 5 1 000000-001 12 12 0000 1779 12 000000 000000

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**JAMES ENGINEERING & SURVEYING, INC.**  
100 AMERICAN HWY • WOODBRIDGE, MD 21150  
OFFICE (301) 463-1231 • FAX (301) 463-3999

**5-5-2**

THREE PRONG PROPERTIES, LLC

**Product:**

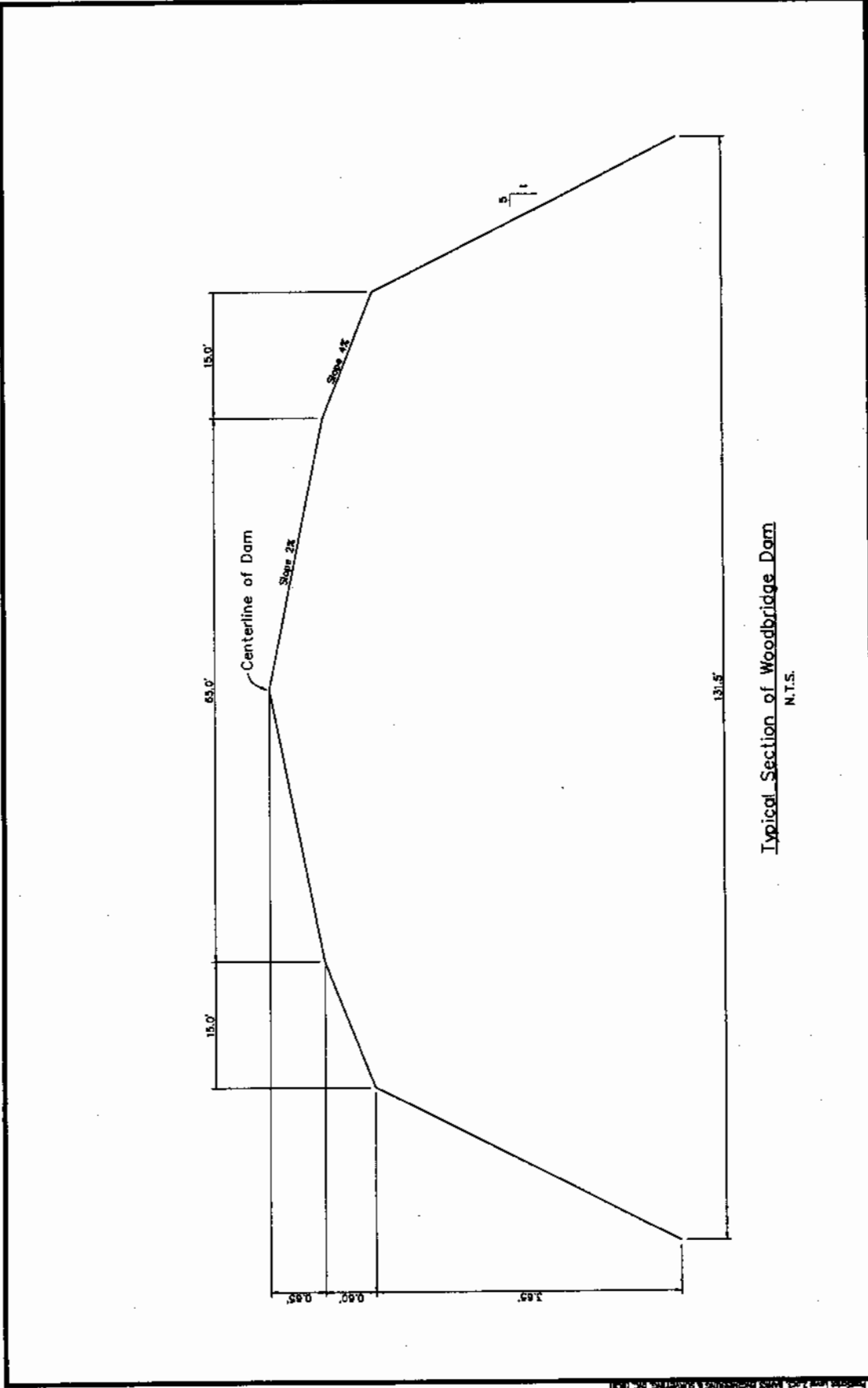
GEOMETRIC PLAN  
WOODBRIDGE SUBDIVISION  
RANKIN COUNTY, MISSISSIPPI

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**WOODBIDGE**



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